



CITYWIDE WORKSHOP

February 26, 2005

SUMMARY OF CLUSTER 2 COMMENTS

Issues of Growth and Density

This was the primary topic of discussion and there are many differing views on whether or not growth will occur, how to control and/or accommodate growth, if and where any new growth would be permitted and what the nature of such development could or should be.

- Many residents felt that by planning for more people in the clusters, the result would be more congestion and pollution. They also felt that the opportunity sites for new development - the existing commercial corridors - already "have sufficient density." Many residents simply did not like the idea of new residents in their existing neighborhood, concerned about resultant impacts and instability. Another view was that many of the existing issues that exist in the city - such as a lack of appropriate infrastructure, schools, and open space - should be addressed prior to planning for additional residents.
- The contrasting view expressed is that growth is already occurring and it is better to plan for and accommodate the growth in a manner that works then to allow for overcrowding in existing single family neighborhoods and potential deterioration of those neighborhoods as a result. One quote heard was: "Growth will occur and we need to do something about it." Some of the benefits of providing additional, appropriate housing opportunities included: The creating of additional residents to support

locally owned businesses; to remove blight (such as motels) on many commercial corridors; to create creative mixed use places where attractive neighborhoods are easily accessible.

- Some common key themes that most at the table seemed to agree on are:
 - Protect the character and value of existing stable neighborhoods, including single family neighborhoods.
 - Provide adequate infrastructure, including streets, schools, and parks/open space.
 - Do not develop in a manner that has occurred in years past when "cracker boxes" were allowed and developed.

Urban Form

- For those who supported the idea of new structures on commercial corridors or at nodes, the general consensus was that "village center" concentrations of activities are liked and also that no more than three story structures should be allowed on Atlantic Avenue (in the Bixby area).

Commercial Areas

- The comments on commercial areas in Cluster Two were varied and many. Comments included:
 - The desire for quality retail that is pedestrian-friendly.
 - The desire for a vital commercial district in the Wrigley area.
 - The desire for a Trader Joes on Pacific Avenue.
 - The desire to improve/upgrade the Bixby Knolls shopping center.
- "Mixed-use" buildings - buildings with apartments or condominiums above shops - were a desire for some residents and a concern for others. Comments included:
 - Some residents support and desire mixed use and transit-oriented development.
 - Some residents do not want new mixed use development on commercial corridors.

- There is some concern that existing buildings will be "torn down and replaced with mixed use." Other residents support the removal of certain structures that are perceived as blight or negatively affecting a neighborhood.
- Discussion that Long Beach Memorial Hospital supports development of mixed-uses at its southwest corner, expansion of the "planned development" at its southeast corner, and the status quo for areas north of the hospital.

Parks, Open Space, and Community Facilities

- General consensus on the need for additional park, open space, and community facilities.
- Concern regarding toxics on the Sports Park site.
- Idea that some buildings (underused or negatively impacting buildings) could be removed, with the sites re-used for parks and open spaces.
- Idea that parklands and open spaces could be incorporated into commercial and industrial development projects.

Mobility and Parking

- Discussion that a critical issue is the deficiency of parking.
- Idea that some street parking could be realigned to improve efficiency.
- Discussion that residents do not want the area to become like Second Street (in Belmont Shores) where parking for commercial areas intrudes into residential neighborhoods.

Economy

- Concern was voiced about the lack of high skilled workers and higher paying jobs.
- There was noted interest in having, maintaining, and creating locally owned and operated businesses.

Historical Resources

- The need for a Historic Resources Element of the General Plan was voiced.
- The desire to protect some of the City's historic neighborhoods that have not been previously designated by the City was voiced.